



Town of Hollis

7 Monument Square
Hollis, NH 03049
Tel. 465-2209 Fax. 465-3701

www.hollisnh.org

HOLLIS PLANNING BOARD

January 18, 2022 – 7:00 PM Meeting

Meeting will be held at Town Hall Meeting Room

MEMBERS OF THE PLANNING BOARD: Bill Moseley Chair; Doug Cleveland V. Chair; Chet Rogers, Julie Mook, Benjamin Ming, Virginia Mills, David Petry, Ex-Officio for the Selectmen; Alternate Members: Richard Hardy, Jeff Peters, and Kevin Anderson.

STAFF: Mark Fougere- Town Planner; Evan Clements – Assistant Planner.

1. CALL TO ORDER – 7:00 PM
2. APPROVAL OF PLANNING BOARD MINUTES – December 21, 2021 & January 4, 2022 Meeting
3. DISCUSSION AND STAFF BRIEFING
 - A. Agenda Additions and Deletions –
 - B. Committee Reports –
 - C. Staff Report –
 - D. Regional Impact –
4. SIGNATURE OF PLANS:
5. Subdivision Regulations Amendment:
 - a. Proposed amendment to require the Board to consider construction noise related impacts as part of their deliberations on a development proposal. **Public Hearing.**
6. Cases:
 - a. **File PB2021:021** – Proposed site plan for a ground mounted solar system with the installation of two 41 foot by 14 foot solar arrays on a 19.1 acre residential lot, 91 North Pepperell Road, Applicant: Revision Energy, Owner Laura Gargas 2005 Rev Trust, Map 7 Lot 48. Zoned R&A. **Tabled from December 21st.**
 - b. **File PB2021:022** – **Final Review:** Proposed amendment to the approved Federal Hills Estates HOSPD (Keyes Road) subdivision, by attaching a minor subdivision of an adjoining 18.7 acre property into three lots (Lots sizes ranging from 5 – 7.8 acres) through the extension of Lorenzo Lane, in addition a lot line relocation will occur with an adjoining property, Owner: C.W. Rev. Lvg. Trust & Raisanen Homes Elite, LLC – Applicant: Raisanen Homes Elite, LLC, Map 29 Lot 1, 1-17,2 & 4, Zoned Rural and R&A. **Application Acceptance & Public Hearing.**
 - c. **File PB2022:001** – Proposed site plan amendment to accommodate a special event use to an existing Bed & Breakfast on a 2.10 acre mixed use property, 162+162A Broad Street, Owner & Applicant: Timber Post Bed & Breakfast LLC, Map 54 Lot 17, Zoned R&A. **Application Acceptance & Public Hearing.**

- d. [File PB2022:002](#) – **Conceptual Review:** Proposed site plan for a 2,500 SF convenience store with a 2-bedroom apartment on the second floor on a 1.58 acre parcel with an existing residential use, 88 Runnells Bridge Road, Owner & Applicant: Runnells Bridge Realty Trust, Map 5 Lot 27, Zoned Commercial. **Public Hearing.**

7. **Other Business –**

- a. Master Plan Update
- b. Further discussion on the proposed Construction Hours of Operation Zoning Petition

ADJOURN

NOTE: Any person with a disability who wishes to attend this public meeting and who needs to be provided with reasonable accommodation, please call the Town Hall (465-2209) at least 72 hours in advance so that arrangements can be made.